

WHEN RECORDED, MAIL TO:
WALLS LAW FIRM
8861 W. SAHARA AVE., STE. 220
LAS VEGAS, NV 89117

MAIL TAX STATEMENTS TO
BELLCASS, LLC SERIES OR
C/O CARMEN MARQUART
3748 W. 49TH STREET
KENNEWICK, WA 99337

Assessor's Tax Parcel numbers:
3909-010CB-02500, 3909-010CB-02600 and 3909-010CB-02700
STATUTORY WARRANTY DEED
ORS 93.850

THIS INDENTURE WITNESSETH: That MARQUART INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, does hereby convey and warrant to BELLCASS, LLC, A NEVADA SERIES LIMITED LIABILITY COMPANY, DOING BUSINESS AS BELLCASS, LLC - SERIES OR, all that real property situate in the County of Klamath, State of Oregon, bound and described as follows:

Lot 12, 13 and 14 of Tract 1293, being a portion of Tracts 9 through 11 of "ALTAMONT RANCH TRACTS" according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as 3901 Brooke Dr., Klamath Falls, OR 97603

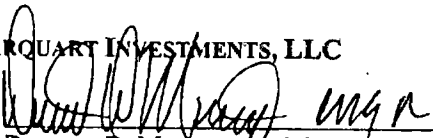
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. Subject to rights of way, restrictions, easements, covenants, and conditions of record.

This transfer is to a wholly owned subsidiary of the grantor and thus the true consideration for this conveyance is \$0.

Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple: that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever: and that said land is free of all encumbrances, except any taxes that may be accrued.

Dated: June 4, 2024.

MARQUART INVESTMENTS, LLC

By: 
DWIGHT D. MARQUART, MANAGER

By: 
CARMEN MARQUART, MANAGER

By: 
JANICE M. MARQUART, MANAGER

Notary certificate on following page

Notary certificates for Statutory Warranty deed

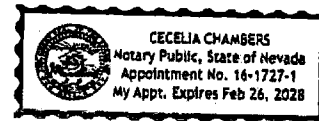
STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

On June 4, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **DWIGHT D. MARQUART AND JANICE M. MARQUART** personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name are subscribed to this instrument and acknowledged that they executed it in their representative capacities.

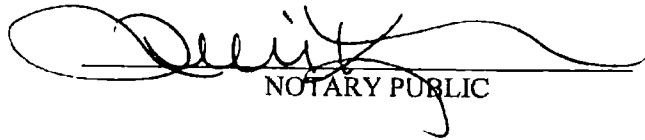


NOTARY PUBLIC

STATE OF WA)
) ss:
COUNTY OF Benton)



On June 10, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **CARMEN MARQUART** personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name are subscribed to this instrument and acknowledged that she executed it in her representative capacity.


NOTARY PUBLIC

